



## Hunters Glen & Hunters Cove Newsletter - Spring, 2018

P O Box 624, Horse Shoe NC 28742 <http://www.huntersglencove.com/>

~ Secretary/editor: Peri David: [davidwp@appstate.edu](mailto:davidwp@appstate.edu) or 828-926-4060 ~

**Note:** you can always contact a board member via (HOA website):  
[http://huntersglencove.com/contact\\_us.php](http://huntersglencove.com/contact_us.php).

### From the President:

<*Dennis Barber*>

A good deal has happened here in the community since our last newsletter. We found that the new (State) snow clearing process works and works well... we also learned that it would be a good idea to mark our road edges, particularly in the “courts” which are somewhat smaller in radius than DOT standards. Some pot holes were fixed, a new culvert put in place and the cement work for the “pump house” is complete, though not the entire project. We had a great Boo Bash, worked with our friends at the Etowah Horse Shoe Fire Department to clear the fill line to our pond and very recently had a work day to clear out some of the dead trees and vines at our entrance way.

Behind the scenes, the Board has taken several steps that may not have immediate impact but will put us on a firmer footing in case of future need. In conversation with an attorney, we developed and documented a position on short term rentals (a first for the community) and, as called for in our existing Covenants, developed and documented the process for the Architectural Review Committee including mandate, role description and a set of tools/check lists to work with. Both of these documents, along with background material are available on the Hunters Glen/Cove web site (<http://huntersglencove.com/>) which has also been updated to include new information that you need to know if you are buying, selling or building in the community. Please, take the time to read it. There is some great information that can help you. [“Refresh” at the website read new info!]

I should point out that neither the “Short Term Rental” position nor the “Architectural Review Committee” required any changes or additions to our existing Covenants so we did not have to come to you, our home owners, for a vote. However, at the annual meeting I will bring forward a proposal that will require a vote of the entire community because, if passed, it will add to our Covenants. I do not have the final wording worked out, but the issue is holding our homeowners ultimately accountable for any violations of our Covenants done by their renters if they choose to rent. This has never been a major issue in the community, but we have had incidents that demonstrated the need for this type of provision. We will have discussion on the issue and “proposed” wording for this change at our General Meeting so please plan to attend.

Finally, I am happy to report that our housing market remains strong. We are seeing some turn over and an increase of younger folks and children so “let’s be careful out there”. We are blessed with a wonderful place to live. We have a beautiful environment, wonderful people, great weather and a growing awareness of community. That is your work, and mine. Patience, good will and pride of place don’t always come easy... Thank you for doing the work.

*Best Regards to all, Dennis*

**Treasurer's Report** – including an important change – on Page 4. *Please be sure to read.*

**Upcoming Meeting & Other Dates:**

| HOA - CALENDAR                                      | Note:  | Address:  |
|---|--|---|
| May 3rd, 2018 at 7 pm<br>GENERAL/Annual HOA Meeting | Please send Proxy form before meeting begins, if you cannot attend; this helps with making quorum. The form: <a href="http://huntersglencove.com/pdf_docs/ProxyHuntersGlenCove.pdf">http://huntersglencove.com/pdf_docs/ProxyHuntersGlenCove.pdf</a> | Cummings Memorial Methodist Church at: 3 Banner Farm Rd., Horse Shoe NC |
| May 1st<br>HOA annual dues deadline                 | Paper invoices no longer sent out. Dues are \$50 per year. (See info on Page 4)  | Hunters Glen HOA, PO Box 624, Horse Shoe, NC 28742                      |
| June BBQ  | Watch for flyer in mailbox   |   |

~ If you cannot print the proxy form, please contact the HOA secretary (Peri). ~

**Social Committee:**

<Carol Delise, Chair>

Watch your mailbox for a flyer for details on the June BBQ and check the bulletin board, near the entrance.


**Welcome Committee:**

<Karen Jensen, Chair>

The HOA Board would like to welcome the following new owners to our community:

Emily and Mark Fairbanks      John and Kathleen Fariello      Chris and Lisa Ann Waddell

**SAFETY Reminders... Speed limits, stop signs, School buses and more:**

|   |  |
|---|--|
|    | <ul style="list-style-type: none"> <li>➔ The Board continues to hear <b>from residents</b> that speed limits (25 mph) need to be observed. Please slow down. Also, remember: <b>STOP signs = FULL stop.</b></li> <li>➔ <i>Please</i> feel free to call the Sheriff's non-emergency number (697-4911) to ask for more patrols as necessary. No one should have to live in fear when walking, when children are near or on the road, or when pulling out of driveways. We are neighbors and want to be safe ➔ PLEASE observe the 25 mph limit.</li> <li>➔ Watch for the <b>school bus</b> stopping near the entrance curve. The bus backs up and is not easily seen as children exit. Be <b>AWARE</b> - there may be a blind-spot near that curve. Parents, if your children are being let off in an unsafe place, you may want to address this with the bus driver; if the Board can assist in some way, please let us know.</li> </ul> |
| <ul style="list-style-type: none"> <li>⇒ For 9-1-1 – Emergency Responders (police, fire &amp; rescue) please make sure your house number is visible – from the road – at NIGHT.</li> <li>⇒ Smoke alarms: Check batteries during the “time changes” twice a year. And if your batteries are 10 years old (or older) they can fail due to corrosion; watch for battery leakage or corrosion.</li> </ul> |  |

**Sign Committee**

<Amelia Langford, Chair>

The committee has held a meeting recently and is researching sign styles and costs. Amelia will bring the committee's results to the Annual Meeting.

– Peri David, reporting –

### **HOA (Hunters Glen/Cove) Facebook:**

Board meeting notifications are posted on HOA Facebook a few days in advance. Interested residents are welcome to attend. Board meetings are ‘roughly’ held quarterly.

### **Community Appearance Reminders:**

>**We have soft shoulders** along all the Hunters Glen / Cove roads. When vehicles park off the pavement they tend to leave a track of mud. This ‘grassless’ track leads to erosion. Please don’t park or drive onto shoulders. And, IF you have a delivery, or an 8-1-1 utility marking done, etc. – please ask them to park all wheels on the pavement. (And when your ‘utility’ work is finished, *please remove the flags.*)

>**Remember... you own to the center of the road.** NCDOT maintains the pavement & has an easement, but you own the shoulders on all sides of your property. Please keep them mowed & maintained. If your ‘overhead’ canopy or roadside trees are hitting vehicles, please trim back.



> **ALL land is owned.** Don’t put debris on other owners’ land. What might one do with lawn/tree/shrub debris?? You could rent or buy a chipper/shredder (giving you mulch!). Or... hire someone with truck to take it to county landfill (which charges \$10).

>**Our bears** like evening & early morning ‘snacks’ (otherwise known as trash-raids), please do not put out trash early (for collection).

>**If you walk a dog,** please pick-up after him/her.

>**If your lawn has been damaged** by the snow plows, you might consider “marking” your edges (including cul-de-sacs) with “snow” stakes next winter. <https://www.homedepot.com/b/Hardware-Signs-Letters-Numbers-Driveway-Reflectors/N-5yc1vZc8fv>

### **Website Update:**

As Dennis mentioned, the HOA website has been made even more helpful! If you plan to sell or if you plan to rent, you may want this info. And, if you want to see what a buyer, renter or rental manager might want to see, please check out this useful information. This was added to help *new residents* (be they owners or tenants!) with information some have been missing as they move in. Landlords, although we have few, are responsible for their tenants abiding by HOA rules, so please share the rules with your property manager AND the tenant.

According to the NC Henderson County Realty Association, sellers are responsible for providing information to agents & prospective buyers. Check out the website! *Refresh* your site & then please note the new “Real Estate Info” option on the menu. If you notice a “change” coming with a neighbor, it may be in your interest & theirs to know this helpful information is there for all.

**Please register if you are a homeowner through the HOA website.** It is very easy to do... go to <http://huntersglencove.com/>; in the upper right corner you will see a “register” option. As a benefit, you will then be able to access the owners “Resident Directories” and the (draft) minutes from the May ’17 General Meeting (to help put you to sleep at night).

**Treasurer's Report:**

**A MAJOR CHANGE REGARDING HOMEOWNERS ASSOC ANNUAL DUES !**

**Update:** to eliminate sending out paper invoices, the below notice (in this newsletter), is your official notification that annual homeowner fee payments are due by May 1<sup>st</sup>. This “delivery” change will save us on computer paper, envelopes, stamps AND labor of sending paper invoices out each year. The amount of HOA Dues will remain the same.

This is to advise everyone that **invoices will no longer be sent out to each homeowner.**  
If you have any questions, please feel free to email Karen at [kjensenhoa@gmail.com](mailto:kjensenhoa@gmail.com)

**This (Page 4 of Newsletter) is your dues “Statement/invoice”.**

|  |
|--|
| Yearly Dues: \$50  |
| Due date: May 1, 2018 (the first day of our Fiscal Year)   |
| Dues should be made payable to: <b>Hunters Glen Homeowners Association.</b><br><b>Please mail to:</b><br><b>Hunters Glen HOA</b><br><b>PO Box 624</b><br><b>Horse Shoe, NC 28742</b> |

*Note: Attached (PDF) is the Financial Report as of Feb 28, 2018.*

FY 2018 Hunters Glen/ Hunters Cove Income and Expenses  
as of Feb 28, 2018

|                                | Total           | May             | June            | July            | Aug             | Sept            | Oct             | Nov             | Dec             | Jan             | Feb             | Mar             | Apr         |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|
| <b>Opening Balance</b>         | <b>3,993.62</b> | <b>3,993.62</b> | <b>7,007.04</b> | <b>6,920.63</b> | <b>6,320.29</b> | <b>6,085.13</b> | <b>5,925.08</b> | <b>5,298.52</b> | <b>4,962.35</b> | <b>4,927.09</b> | <b>5,042.20</b> | <b>5,007.18</b> |             |
| <b>Dues Income</b>             | <b>4,750.00</b> | <b>3,600.00</b> | <b>700.00</b>   | <b>150.00</b>   | <b>50.00</b>    | <b>100.00</b>   | <b>0.00</b>     | <b>0.00</b>     | <b>150.00</b>   |                 |                 |                 |             |
| <b>Expenses</b>                | <b>227.20</b>   | <b>0.00</b>     | <b>227.20</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Computer/Internet              | 0.00            | 0.00            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Committee Expenses             | 0.00            | 0.00            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Social Committee/Social events | 499.61          | 0.00            | 182.28          |                 |                 |                 | 91.56           | 225.77          |                 |                 |                 |                 |             |
| Welcome Comm- Cards/Gifts      | 75.00           | 0.00            | 75.00           |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Landscaping and Groundskeeping | 0.00            | 0.00            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Lawn Care                      | 1,571.75        | 250.00          | 250.00          | 250.00          | 250.00          | 0.00            | 500.00          | 71.75           |                 |                 |                 |                 |             |
| Land/Groundskeeping -Other     | 863.94          | 177.34          |                 | 464.69          | 0.00            | 221.91          |                 |                 |                 |                 |                 |                 |             |
| Lighting                       | 0.00            | 0.00            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Tree Maint                     | 0.00            | 0.00            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Meals & Ent                    | 13.50           | 0.00            |                 |                 |                 | 13.50           |                 |                 |                 |                 |                 |                 |             |
| Office Supplies                | 0.00            | 0.00            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Postage and Delivery           | 64.00           | 64.00           |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Printing and Reproduction      | 14.70           | 10.22           |                 |                 |                 | 4.48            |                 |                 |                 |                 |                 |                 |             |
| Professional Fees              | 0.00            | 0.00            | 15.00           |                 |                 | (15.00)         |                 |                 |                 |                 |                 |                 |             |
| Rent Exp                       | 50.00           | 50.00           |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Repairs And Maint              | 0.00            | 0.00            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |
| Water                          | 99.59           | 9.17            | 11.08           | 9.80            | 9.31            | 9.31            | 9.31            | 13.19           | 9.80            | 9.31            | 9.31            | 9.31            |             |
| Electricity                    | 257.15          | 25.85           | 25.85           | 25.85           | 25.85           | 25.85           | 25.69           | 25.46           | 25.46           | 25.46           | 25.58           | 25.71           |             |
| <b>Total Expenses</b>          | <b>3,736.44</b> | <b>586.58</b>   | <b>786.41</b>   | <b>750.34</b>   | <b>285.16</b>   | <b>260.05</b>   | <b>626.56</b>   | <b>336.17</b>   | <b>35.26</b>    | <b>34.89</b>    | <b>35.02</b>    | <b>0.00</b>     | <b>0.00</b> |
| <b>Closing balance</b>         | <b>5,007.18</b> | <b>7,007.04</b> | <b>6,920.63</b> | <b>6,320.29</b> | <b>6,085.13</b> | <b>5,925.08</b> | <b>5,298.52</b> | <b>4,962.35</b> | <b>4,927.09</b> | <b>5,042.20</b> | <b>5,007.18</b> | <b>5,007.18</b> | <b>0.00</b> |

15.00 Bank fee for returned check..Billed to owner and paid in Sept.